

**NOTICE OF AVAILABILITY
DRAFT MASTER ENVIRONMENTAL IMPACT REPORT
AND PUBLIC COMMENT PERIOD
FOR THE
MORGAN HILL DOWNTOWN SPECIFIC PLAN**

The proposed Morgan Hill Downtown Specific Plan would amend the City of Morgan Hill General Plan and Zoning Ordinance for the downtown area and modify relevant plans, policies, and design guidelines which guide and regulate development in the area. The proposed Downtown Specific Plan, consistent with Government Code Section 65451, includes existing and planned land uses, circulation, parking, urban design guidelines, signage guidelines, infrastructure, and an implementation plan.

The 115-acre Downtown Specific Plan area is bounded by Main Avenue to the north, Butterfield Boulevard to the east, Dunne Avenue to the south, and Del Monte Avenue to the west in the City of Morgan Hill. Modifications to General Plan land use designations and/or zoning districts are also proposed in areas north and south of the Specific Plan boundaries. These areas where both the General Plan land use designation and zoning would change include two blocks covering approximately 12 acres. In addition, the *Central Commercial/Residential District* (CC-R) zoning on approximately 34 acres in the vicinity of the Downtown would be amended to increase the maximum density allowed from 18 to 20 dwelling units per acre.

A Draft Master Environmental Impact Report (DMEIR) has been prepared by the City of Morgan Hill as Lead Agency to evaluate the environmental impacts of the proposed project. The Downtown Specific Plan will have significant environmental effects with regard to transportation, noise, air quality, and cumulative traffic. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed toxic sites are present at the project location. The project area contains sites on the Cortese List of toxic sites.

A copy of the DMEIR is available for review on the City of Morgan Hill's website at <http://www.morgan-hill.ca.gov/index.aspx?NID=74>, and at the following locations:

City of Morgan Hill
Community Development Department
17575 Peak Avenue
Morgan Hill, CA 95037

Morgan Hill Public Library
660 West Main Avenue
Morgan Hill, CA 95037

The 45-day public review period for this DMEIR begins on **July 31, 2009** and ends on **September 14, 2009**. Written comments must be received at the City of Morgan Hill Community Development Department office by **5:00 p.m.** on **September 14, 2009**. Persons having comments concerning the environmental review of this project are invited to furnish their comments in writing to the City of Morgan Hill Community Development Department at the address shown below.

PUBLIC HEARINGS

A Planning Commission public hearing is tentatively scheduled for September 1, 2009 at 7:00 p.m. at the City of Morgan Hill Council Chambers at 17575 Peak Avenue in Morgan Hill, to provide agencies and the public with an opportunity to submit comments on the DMEIR. Following the close of the public review period, the City of Morgan Hill will prepare a Final Master Environmental Impact Report that will include responses to comments received during the review period. Ten days prior to the City Council public hearing to consider certification of the Master EIR, the City's responses to comments received during the public review period will be available for review and will be mailed to those who have commented in writing on the DMEIR during the public review period. A City Council hearing to consider the proposed project is tentatively scheduled for October 14, 2009 at 7:00 p.m. at the City of Morgan Hill Council Chambers. Prior to the hearing dates, please confirm that the meeting dates have been finalized by calling the telephone number listed below.

COMMENTS MAY BE SENT TO:

Kathy Molloy Previsich
Community Development Director, City of Morgan Hill
17575 Peak Avenue, Morgan Hill, CA 95037

Telephone: (408) 778-6480

Fax: (408) 779-7236

Email: Kathy.MolloyPrevisich@morganhill.ca.gov

Kathy Molloy Previsich, Director
Community Development Department

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